

**EXHIBIT "A"**



**SURVEY OF A 0.009 ACRES OR 400 SQUARE FEET OF LAND, A PART OF THE JAMES P. WALLACE SURVEY NUMBER 57, ABSTRACT NUMBER 789, AND A PART OF A CALLED 2.925 ACRES OF LAND DESCRIBED TO PS TEXAS HOLDINGS, LTD. RECORDED IN THAT CERTAIN WARRANTY DEED RECORDED IN VOLUME 12841, PAGE 981, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.009 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point not set having Grid Coordinates of Y(N) 10100770.802, X(E) 3124004.038 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the west corner of the herein described 0.009 acres of land, same being coincident with the southeast Right-of-Way line of North Lamar Boulevard (Right-of-Way varies), the northwest line of the said 2.925 acres of land and from this point an "X" cut in concrete found coincident with southeast right-of-way line of the said North Lamar Boulevard, same being the west common corner of Lot 5-A, Resubdivision Of Lot 5, Block B of Eubank Acres Section 1, a subdivision in Travis County, Texas according to the Plat recorded in Volume 48, Page 4, Plat Records, Travis County, Texas, as described to Bremerton LLC in that certain General Warranty Deed recorded in Document Number 2016177180, Official Public Records, Travis County, Texas and Lot 1, Santa Maria Village, a subdivision in Travis County, Texas according to the Plat recorded in Volume 30, Page 13, Real Property Records, Travis County, Texas, as described to Santa Maria Apartments, LLC in the certain Special Warranty Deed recorded in Document Number 2012212079, Official Public Records, Travis County, Texas bears along a curve to the left, concave to the southeast, having the following curve elements: Delta Angle 03°51'50", Radius Length 7,589.49 feet, Arc Length 511.81 feet, Chord Bearing South 42°08'36" West and a Chord Distance of 511.72 feet;

**THENCE**, coincident with the southeast right-of-way line of the said North Lamar Boulevard and the northeast line of the said 2.925 acres of land along a curve to the right, concave to the southeast, having the following curve elements: Delta Angle 00°09'04", Radius Length 7,589.49 feet, Arc Length 20.00 feet, Chord Bearing North 44°09'03" East and a Chord Distance of 20.00 feet, to a calculated point not set for the north corner of the herein described 0.009 acres and the said 2.925 acres of land, same being the west corner of Lot B, Limon-Dement Addition, a subdivision in Travis County according to the Plat recorded Volume 78, Page 289, Plat Records, Travis County, Texas, as described to Larry Thomison and Rickie Thomison in that certain General Warranty Deed With Vendor's Lien recorded in Volume 11819, Page 1742, Real Property Records, Travis County, Texas, from this point a one-half inch iron rod found for the north corner of Lot A, Limon-Dement Addition, as described to 8151 North Lamar, L.P. in that certain General Warranty Deed With Vendor's Lien recorded in Document Number 2014009267, Official Public Records, Travis County, Texas, same being a point of curvature in the southwest Right-of-Way line of West Powell Lane (Right-of-Way varies) bears along a curve to the right, concave to the southeast, having the following curve elements: Delta Angle 02°28'20", Radius Length 7,589.49 feet, Arc Length 327.47 feet, Chord Bearing North 45°27'44" East and a Chord Distance of 327.44 feet coincident with the southeast right-of-way line of North Lamar Boulevard and the northwest line of the said Limon-Dement subdivision to a calculated point not set at the intersection of the southeast line of North Lamar Boulevard with the southwest line of West Powell Lane, and along a curve to the right, concave to the southeast, coincidence with the curving southwest line of West Powell Lane, having the following curve elements: Delta Angle 71°15'11", Radius Length 18.00 feet, Arc Length 22.38 feet, Chord Bearing North 82°15'10" East and a Chord Distance of 20.97 feet;

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**THENCE** South  $62^{\circ}20'25''$  East, coincident with the common dividing line of the said 2.925 acres of land and the said Lot B, a distance of 20.87 feet to a calculated point not set for the east corner of the herein described 0.009 acres of land and from this point a three-quarters inch inside diameter iron pipe found for the south corner of the said Lot B, same being a point on the northeast line of the said 2.925 acres of land and the west corner of a called 0.922 acres of land described to George H. Dreyfus And Dominique Dreyfus Leon in that certain General Warranty Deed recorded in Document Number 2016073164, Official Public Records, Travis County, Texas bears South  $62^{\circ}20'25''$  East, a distance of 298.08 feet;

**THENCE** departing the last said common dividing line and crossing over the said 2.925 acres of land, along a curve to the left, concave to the southeast, to a calculated point not set for the south corner of the herein described 0.009 acres of land, said curve having the following elements: Delta Angle  $00^{\circ}09'05''$ , Radius Length 7,569.49 feet, Arc Length of 20.00 feet, Chord Bearing South  $44^{\circ}11'44''$  West and a Chord Distance of 20.00 feet;

**THENCE** North  $62^{\circ}20'25''$  West, continuing crossing over the said 2.925 acres of land, a distance of 20.85 feet to the **Point Of Beginning** and containing 0.009 Acres or 400 square feet of land, more or less.

**BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, GRID DISTANCE RECITED HEREIN.**

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

*Robert C. Steubing*  
Robert C. Steubing Registered Professional Land Surveyor No. 65818



*12/03/2018*

Date